



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Apartment
- One Double Bedroom
- No Chain
- Parking Space
- 120 Yards To MLS
- Energy Efficiency Rating: C

Claremont Court, Tunbridge Wells

£185,000

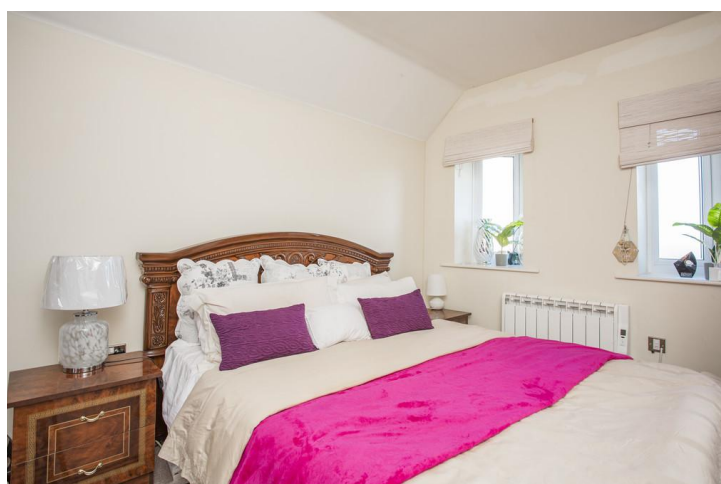
woodandpilcher.co.uk



18 Claremont Court , North Farm Road, Tunbridge Wells, Kent, TN2 3XN

An opportunity to purchase a spacious one bedroom flat in this popular development just 120 yards from the station. Situated on the top floor, there is an entrance hall with 2 storage cupboards and entryphone system, bright living/dining room with large windows letting in plenty of light. There is space for a dining table as well as living room furniture. This property benefits from a modern kitchen as well as a good sized double bedroom. There is off road parking and a long lease remaining. Ideal for first time buyers or investors, we highly recommend an early viewing.

The property is located on North Farm Road, 120 yards from High Brooms mainline railway station - offering fast and frequent services to both London and the South Coast. The property enjoys good amenities at nearby Silverdale Road with a host of independent retailers some restaurants and a well stocked Co-operative supermarket as well as the nearby North Farm Retail Park with its Marks & Spencer, Asda and excellent selection of further multiple retailers.



Recreational facilities include access to a number of surrounding parks at nearby Grosvenor & Hilbert Road which has benefitted from a recent lottery grant to provide a beautiful refurbished urban park with football pitches, areas of medieval woodland, ornamental lakes and popular cafes. The town centre itself is a little over a mile distant with a wider variety of social, retail and educational facilities including the Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precinct, Mount Pleasant and The Pantiles. Tunbridge Wells is particularly well served with schooling at primary, secondary, grammar and independent levels and a good number of these schools are readily accessible from the property.

ENTRANCE HALL:

Entryphone system, large storage cupboard, radiator, airing cupboard housing water tank and shelving.

LOUNGE/DINING ROOM:

Front aspect double glazed floor to ceiling window, radiator, carpet.

KITCHEN:

Rear aspect frosted double glazed window, modern floor and wall cupboards and drawers with laminate work surface, tiled splashbacks, space for fridge freezer, washing machine, integrated electric hob, oven, extractor hood, 1 1/2 sink unit with mixer tap and drainer, vinyl flooring.

BEDROOM:

Rear aspect double glazed windows, radiator.

BATHROOM:

Bath with shower over, glass screen, W.C, wash hand basin, wall mounted heater, extractor fan.

TENURE:

Leasehold

Lease - 155 Years From 1 December 2003

Service Charge - currently £1,600.00 per year

Ground Rent - currently £200.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

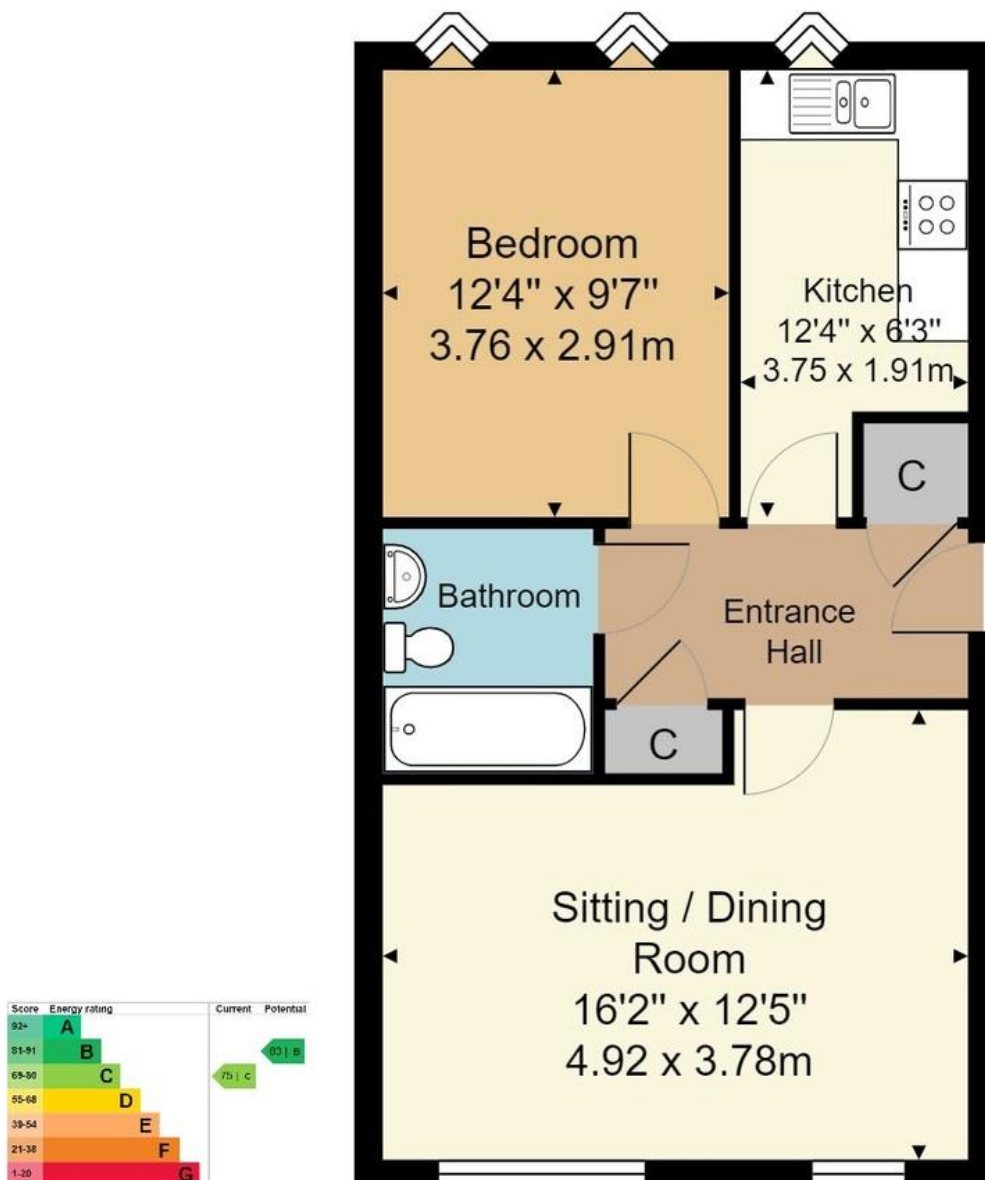
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311.





Approx. Gross Internal Area 487 ft² ... 45.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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